



*City of Las Vegas*

Agenda Item No.: 14.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: FEBRUARY 25, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3729 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS, LLC - Request for a variance to ALLOW 119 PARKING SPACES WHERE 132 SPACES ARE REQUIRED at 920 South Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial Zone, Ward 7, Barlow)

C.C. 04/07/2010

**PROTESTS RECEIVED BEFORE**

Planning Commission Mtg.

1

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

Staff recommends DENIAL, if approved subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcard for Items 14 and 15

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, KEEN ELLSWORTH, STEVEN EVANS; (Against-None); (Abstain-GUS FLANGAS); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER FLANGAS disclosed that he represented individuals, including a family member, in extensive litigation against ERNIE BECKER, and in abundance of caution, he would abstain from voting on this item.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 14 and 15.

DOUG RANKIN, Planning and Development, explained that staff cannot support the requested parking variance as a Jewelry Store Class III has more intense parking requirements than the

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existing use. If the application is denied, the associated Special Use Permit must be denied and the use cannot be established at this location.

GARY LEOBOLD, 2753 Laguna Sake, Henderson, appeared on behalf LUCY STEWART, who represents the applicant. MR. LEOBOLD stated that the proposed use would allow for clients to bring in their gold and receive an immediate return. He agreed with all conditions.

COMMISSIONER TROWBRIDGE indicated that a field inspection performed by staff on January 21 revealed that the window signage exceeds 20 percent of the window area, and that the hours of operation posted indicate 7:00 a.m. to 11:00 p.m. MR. RANKIN verified that the signage is in violation of the sign code and the hours of operation exceed the requirements by one hour in the morning, thus the applicant is in violation of Title 19.04 and Title 19.14. MR. LEOBOLD assured the Commissioner that those issues would be rectified.

COMMISSIONER QUINN asked how many handicap spaces are available. MR. LEOBOLD pointed out that the applicant is only adding another service to the existing use without any physical change to the property. Currently there are four handicap spaces shared among the other businesses.

Regarding Item 15, MARGO WHEELER, Director of Planning and Development, recommended a condition referencing compliance with all conditions of previously approved SUP-19296 to ensure consistent hours in the original Special Use Permit. MR. LEOBOLD agreed to the added condition.

CHAIR TRUESDELL declared the Public Hearing closed for Items 14 and 15.